



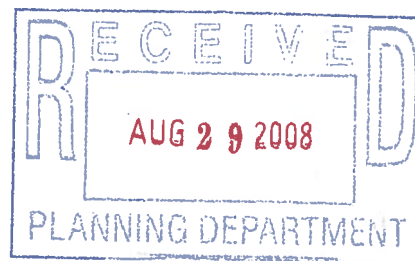
**LOUDOUN COUNTY PUBLIC SCHOOLS**  
**DEPARTMENT OF PLANNING AND LEGISLATIVE SERVICES**

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101

August 29, 2008

**By Hand Delivery**

Mr. Marchant Schneider  
Department of Planning  
County of Loudoun  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor  
Leesburg, Virginia 20177-7000



**Re: LCPS Lenah Property – Middle School and High School**  
**SPEX 2008-0017 and CMPT 2008-0007**

Dear Marchant:

Enclosed is a revised Disclosure form in preparation for our September 10, 2008 Planning Commission Public Hearing. The only changes appears on B2., Pages 8 and 9 of 10, for the Bowman Consulting Group information.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sara".

Sara Howard-O'Brien  
Land Management Supervisor  
LCPS

Enclosures

cc: Sam Adamo, Director, Planning and Legislative Services

G:\Planning and Legislative Services\Lenah\Disclosure Cover Letter.doc

DATE AFFIDAVIT IS NOTARIZED: Aug. 29, 2008

Page B 1

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

I, Sara Howard-O'Brien, do hereby state that I am an

√ applicant

     applicant's authorized agent listed in Section B.1. below

in application Number(s): CMPT 2008-0007 and SPEX 2008-0017

and that to the best of my knowledge and belief, the following information is true:



## B. MANDATORY DISCLOSURES

### 1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in <b>bold</b> , above)
286-27-9903	Madison at Lenah LLC	c/o Greenvest L.C. 8614 Westwood Center Dr Vienna, VA 22182	Owner
286-28-5608	Madison at Lenah, LLC	Same as above	Owner
286-29-1615	Madison at Lenah LLC	Same as above	Owner
286-18-3739	Madison at Lenah LLC	Same as above	Owner
287-48-0949 (Portion)	Madison at Lenah LLC	Same as above	Owner
287-37-7275 (Portion)	Madison at Lenah LLC	Same as above	Owner
287-39-8584	Madison at Lenah LLC	Same as above	Owner
Same as above	Loudoun County School Board	c/o Planning & Legislative Services 21000 Education Court Ashburn, VA 20148	Applicant
	Bowman Consulting Group, Ltd	101 South Street, SE Leesburg, VA 20175	Agent
	Gorove/Slade Associates, Inc.	3914 Centreville Rd, Suite 330 Chantilly, VA 20151	Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     Real Parties of Interest information is continued on an additional copy of page B-1

If multiple copies of this page are provided please indicate Page 1 of 1 pages.

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DATE AFFIDAVIT IS NOTARIZED: Aug. 29, 2008

Page B 2

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

## 2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Madison at Lenah LLC, c/o Greenvest LC, 8614 Westwood Center Drive, Vienna, VA 22182

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
SEE ATTACHED	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☒ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page 1 of 10 pages.

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Effective Ownership of Madison Entities  
 Real Parties In Interest  
 As of 12/31/07

Legal Entity	Property / Assemblage	Effective Title
Madison At Arcola, LLC	Arcola	
Madison At Lenah, LLC	Lenah	
Madison At Broad Run Village, LLC	Broad Run Village	
Madison At Greenfields, LLC	Greenfields	

Current Effective Ownership of Each:

Greenvest Holdings LLC	89.750%	
AAB Investments LLC	44.875%	Co-Manager
- Ahmad Abdul-Baki (65%)		
- Ahmad Abdul-Baki & Kathryn Abdul-Baki, Tenants by the Entirety (35%)		
c/o Greenvest L.C		
8614 Westwood Center Drive		
Vienna, VA 22182		
Jeffrey Sneider	44.875%	Co-Manager
c/o Greenvest L.C		
8614 Westwood Center Drive		
Vienna, VA 22182		
BRV Investors LLC	4.900%	
See attached list and addresses collectively owning 4.9%		N/A
Edgemoore Broad Run Village LLC	3.650%	
5 individuals collectively owning 3.65%:		
- Al-Husain Y. Al-Hussain		N/A
- Yahya M. Al-Hussein		N/A
- Ahmed Y. Al-Hussein		N/A
- Mogitha A. Alkibsi		N/A
- Ahmed Al-Mutawakil		N/A
All c/o Edgemoore Homes, Inc.		
3925 Old Lee Highway, Suite 100		
Fairfax, VA 22030		
James A O'Hare and James P O' Hare, Joint Tenants	1.700%	N/A
c/o James P. O'Hare		
McGuire Woods LLP		
7 Saint Paul Street, Suite 1000		
Baltimore, MD 21202		

100.000%

**Business Address of Members of BRV Investors LLC**

**See attached list of Members**

**c/o of Junaaid Siddiqui  
H & S Property Development Corporation  
1515 Fleet Street  
Baltimore, MD  
410-649-0030**

**BRV INVESTORS, LLC**

**Members:**

1. **Paterakis/Tsakalos Family Partnership LLP**, a Maryland limited liability partnership  
Address: 601 S. Caroline Street, Baltimore, MD 21231  
↓  
Consists of William Paterakis, Stephen Paterakis, John Paterakis, Jr., Charles Paterakis and Nicholas Tsakalos, all General Partners  
Address for all: 601 S. Caroline Street, Baltimore, MD 21231
2. **Paterakis Limited Partnership LLLP**, a Maryland limited liability limited partnership  
Address: 601 S. Caroline Street, Baltimore, MD 21231  
↓  
Consists of Venice Paterakis Smith and Karen Paterakis Philippou, both General Partners; Address for both: 601 S. Caroline Street, Baltimore, MD 21231
3. **Grasmick Acceptance Corp.**, a Maryland corporation  
Address: 6715 Quad Avenue, Baltimore, MD 21237  
↓  
Consists of (i) Louis J. Grasmick and Nancy S. Grasmick, as Tenants by the Entireties, and (ii) Grant I. Grasmick; Address for all: 6715 Quad Avenue, Baltimore, MD 21237
4. **Stephen L. Owen, Trustee of the Grant I. Grasmick Irrevocable Trust u/a dated July 27, 2001**  
Address: 6715 Quad Avenue, Baltimore, MD 21237  
↓  
Beneficiaries: Sarah Grasmick, Matthew Grasmick, and two additional minor children  
Address for all: c/o 6715 Quad Avenue, Baltimore, MD 21237

**BRV INVESTORS, LLC**

**Members (continued):**

5. **RKF, LLC, a Maryland limited liability company**  
Address: 1421 Clarkview Road, Suite 130, Baltimore, MD 21209-2103



Consists of: Leroy E. Kirby, Jr., Brooke Bogart Kirby, Courtney Booze Kirby  
and Alison Maureen Kirby, Members  
Address for all: 1421 Clarkview Road, Suite 130, Baltimore, MD 21209-2103

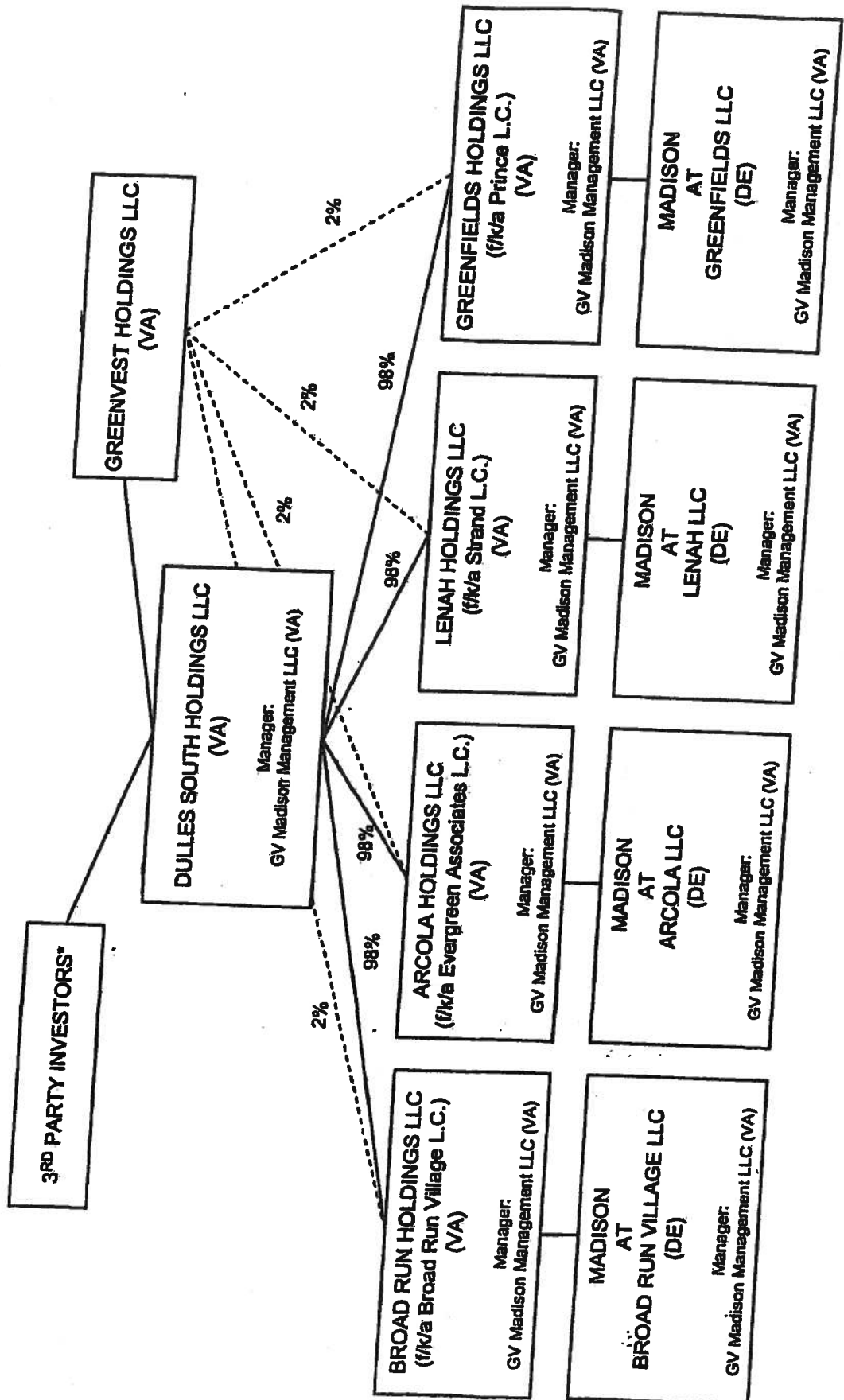
6. **A. Siddiqui & Sons, LLC, a Maryland limited liability company**  
Address: 4938 Reedy Brook Lane, Columbia, MD 21044



(Consists of Junaid Siddiqui, Managing Member; Shoaib Siddiqui, Ovais Siddiqui,  
Zubair Siddiqui, and Saad Siddiqui, all Members  
Address for all: c/o A. Siddiqui & Sons, LLC, 4938 Reedy Brook Lane, Columbia,  
MD 21044

Please note that Paterakis/Tsakalos Family Partnership LLP is the Administrative Member of  
BRV Investors, LLC

# ORGANIZATIONAL CHART





Greevest Holdings LLC  
 Effective Ownership of Madison Entities / Dulles South

	Madison (1) Ownership	DSH Ownership	JPH Ownership	DSH Allocation	JPH Allocation	Effective Ownership BRV	Effective Ownership EBRV	O'Hares
GVH - Direct	2.0000%						2.00000%	
Indirect as Member in DSH	98.0000%	89.4388%					87.65000%	
3rd party Investors								
BRV		5.0000%						
EBRV		3.7245%		98.0000%		4.90000%		
JPH		1.8367%		98.0000%	1.8000%		3.65000%	
Indirect as Member in JPH								
O'Hares			5.5556%				0.0000%	
			94.4444%				0.1000%	
								1.7000%
	100.0000%	100.0000%	100.0000%			89.75000%	4.90000%	3.65000%
								1.70000%
								100.00000%

(1) Madison Entities:

Madison at Arcola LLC  
 Madison at Lenah LLC  
 Madison at Greenfields LLC  
 Madison at Broad Run Village LLC

DATE AFFIDAVIT IS NOTARIZED: Aug. 29, 2008

Page B 4

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

## 2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**Bowman Consulting Group, Ltd; 3863 Centerview Drive-Suite 300; Chantilly, VA 20151**

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

     *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

     *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

     *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Gary P. Bowman	Patrick D. Quante
Walt C. Sampsell III	Michael G. Bruen
Mark S. Stires	Donald J. Zdancewicz
Walt C. Sampsell, Jr.	Daren B. Tagg
Michael B. McCordic	David T. Frankenfield
Roy E. Waugh	Doug H. Wagner
Jacob Thomas Tanner	Robert A. Hickey
Justin G. Mahlmann	Charles E. Walls
John R. Lutostanski	Martin E. Crahan
Jeffrey A. Blair	Justin R. Troidl
Mark W. Baker	Justin C. Francis
Patricia A. Hollar	Michael P. Pointer
Jon K. Erickson, Sr.	M. Scott Delgado
Matthew J. Tauscher	Charles E. Powell

If multiple copies of this page are provided please indicate Page 8 of 10 pages.

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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Gary Bowman	President
Jeffrey A. Blair	Vice-President
Michael G. Bruen	Vice-President
Justin G. Mahlmann	Vice-President
Michael P. Pointer	Vice-President
Patrick D. Quante	Vice President
Robert A. Hickey	Secretary/Treasurer

Check if applicable:

\_\_\_ Additional shareholder information is continued on an additional copy of *page B-2*

If multiple copies of this page are provided please indicate Page 9 of 10 pages.

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Page B 6

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

## 2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Gorove/Slade Associates, Inc., 3914 Centreville Road, Suite 330, Chantilly, VA 20151

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Christopher M. Tacinelli	President
Chad A. Baird	Vice President and Treasurer
Daniel B. VanPelt	Vice President and Secretary

Check if applicable:

☐ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page 10 of 60 pages.

DATE AFFIDAVIT IS NOTARIZED: Aug. 29, 2008

Page B 7

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

**3. PARTNERSHIP INFORMATION**

*N/A*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

     (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

     Additional Partnership information is included on an additional copy of page B-3.

**4. One of the following options **must** be checked**

     In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

√ Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

     Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page   1   of   1   pages.

DATE AFFIDAVIT IS NOTARIZED: Aug 29, 2008

Page C 1

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

### C. VOLUNTARY DISCLOSURE

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

\_\_\_ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page 1 of 1 pages.

DATE AFFIDAVIT IS NOTARIZED: Aug. 29, 2008

Page D 1

APPLICATION NUMBER: CMPT 2008-0007 and SPEX 2008-0017

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Sara Howard-O'Brien

check one: ☒ Applicant or ☐ Applicant's Authorized Agent

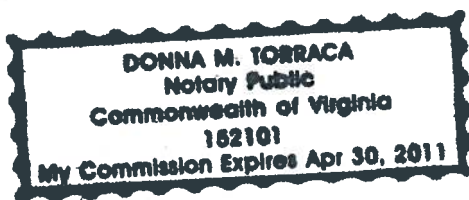
Sara Howard-O'Brien, Land Management Supervisor, LCPS  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 29 day of August, 2008, in  
the State/Commonwealth of Virginia, in the County/City of Loudoun

Donna M. Torraca

Notary Public

My Commission Expires: 4/30/2011



**Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated August 29, 2008 for the application of  
(enter date of affidavit)

Loudoun County School Board

(enter name(s) of applicant(s))

in Application Number(s): CMPT 2008-0007 and SPEX 2008-0017

(enter application number(s))

I, Sara Howard-O'Brien do hereby state that I am an

(check one) ☒ applicant (must be listed in Paragraph B of the above-described affidavit)  
☐ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☐ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of August 29, 2008.

(enter today's date)

☒ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph B-1

☐ Paragraph C-1

☒ Paragraph B-2

☐ Paragraph C-2

☐ Paragraph B-3

☐ Paragraph C-3

WITNESS the following signature:

(check one)

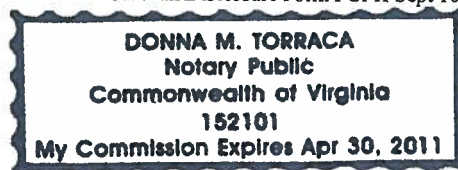
Sara Howard-O'Brien  
☒ applicant ☐ applicant's authorized agent

SARA HOWARD-O'BRIEN, LAND MANAGEMENT SUPERVISOR  
(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 29 day of August, 2008,  
in the State/Commonwealth of Virginia, County/City of Loudoun.

Donna M. Torraca  
Notary Public

My Commission expires: 4/30/2011







**LOUDOUN COUNTY PUBLIC SCHOOLS**  
**PLANNING AND LEGISLATIVE SERVICES**

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101

June 4, 2008

Marchant Schneider  
Department of Planning  
County of Loudoun County  
1 Harrison Street, S. E., 3<sup>rd</sup> Floor  
Leesburg, VA 20177-7000



**RE: SPEX 2008-0017 & CMPT 2008-0007**  
**Loudoun County School Board – Lenah Property**  
**Response to Referral Comments**

Dear Marchant:

On behalf of Loudoun County Public Schools, I am writing to submit responses to the referral comments provided on the proposed MS-5 and HS-7 School Site at the Lenah property. Enclosed please find 12 sets of this letter, the referral responses, the updated Statement of Justification and the revised SPEX/CMPT Plat.

Changes have been made to address the referral comments as well as to reflect more detailed engineering conducted on the property. The revised plat, along with the responses, details the changes which include the following:

- The size of the middle school has been changed to allow up to 180,000 square feet based on further development of the two story architectural plans
- The site acreage has been amended to 99.32 acres to reflect right-of-way dedication
- An equipment storage building has been added at the middle school and the concessions, ticket booth, and storage buildings have been labeled for the high school
- The potential tree save along the future Lenah Connector Road has been delineated and adjusted to represent the anticipated disturbance line associated with the construction of the Lenah Connector Road
- The proposed buffer along existing Lenah Road across from the Lenah Run community has been enhanced to incorporate a berm with landscape materials to be planted on top. LCPS continues to work with the Lenah Run community to review this proposal. In addition, LCPS is working with property owners on the western property boundary and will provide additional information on any changes for that property boundary at a later date

- A note has been added to the Plat (note 24) to identify the proposed irrigation well for the competition fields. LCPS has engaged a hydrogeologist to develop a monitoring program for area wells and to determine the most suitable location for the proposed irrigation well.

As you know, a meeting has been scheduled with the Office of Transportation and VDOT to review the transportation comments and recommendations. A separate response will follow for the transportation comments. LCPS has also scheduled a meeting with County staff to review the additional testing recommended for the archaeological investigation and has contracted with an archaeologist to conduct the additional review. A supplemental report will be provided when available.

Also enclosed is a timeline extension for the Special Exception action. If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara", with a large, stylized loop at the beginning.

Sara Howard-O'Brien, AICP  
Land Management Supervisor